

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

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	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Carla Vita	
Organization	North Branch EDA	
Address	6408 Elm St. P O Box 910	
City / State / Zip	North Branch , MN 55056	
County	Chisago	
Phone	651-277-5227	
FAX	651-674-8262	
E-Mail	carlav@ci.north-branch.mn.us	
*Note Type of Organization	Owner	

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Interstate Business Park (formally ESSBY Industrial Park)
Primary PIN Number(s)	11.01072.16 , 11.01072.17 , 11.01072.18, 11.0102.23, 11.01072.13, 11.01072.11, 11.01072.15, 11.01072.10, 11.01072.21, 11.01072.22
Legal Description	ESSBY Business Park 1st Addition Lots 1,2 and 3 Block 2
Address	400 Street and Fletcher Ave
City	North Branch
County	Chisago

Site Information

Total developable land	250 acres
Number of Parcels	8 Parcels
Distance to major state/U.S. highway	2 miles
Directions from Interstate or Major Highway:	Exit Interstate 35 east on Hwy 95 to Forest Blvd. Then north on Forest Blvd to 400th Street, go left on 400th to Fletcher Ave.

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	Yes, available 4/30
ALTA Survey (ASC 2005)	Yes
If site not owned, attach copy of option or purchase agreement	City North Branch Lease /Purchase Agreement
Copy of site layout	Yes
Copy of aerial photo(s) identifying site location/major highways	Yes
Schedule and required submittals for site plan approval/permits	Yes
Updated Community Profile as reported in MNPRO's database	In Process
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	Yes

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	Chisago County HRA/EDA	City of North Branch EDA
Address	P O Box 815	P O Box 910
City / State / Zip	North Branch, MN 55056	North Branch, MN 55056
Phone	651-674-5664	651-277-8113
E-Mail	nancy@chisagocounty.org	carlav@ci.north-branch.mn.us



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

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Provide brief description of previous and current land uses of site .	Property was previously farm land. Now vacant Industrial.
Identify current and previous uses of adjacent parcels.	Adjacent parcels was also previously farm land. Now vacant Industrial

Current and Planned Zoning

Current and planned zoning designation for the site.	Property currently zoned industrial
Current and planned zoning designation for land within 500 feet of the site.	Property to north is industrial, east is commercial, west reserved for interchange, and south is residential (R2)
Identify Municipal jurisdiction for adjacent land (Town/City/County)	North Branch

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	Yes
New Market Tax Credits	No

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	Yes
New Market Tax Credits	No

Date
Completed

V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	Yes	10/10/2003
Was a Phase II Environmental Study required? If so, attach a copy.	Yes	attached

VI. TRANSPORTATION

Interstate Highway

Distance to closest <u>north/south</u> interstate highway	2 miles
•Identify interstate route number	35
Distance to closest <u>east/west</u> interstate highway	36 miles
•Identify interstate route number	694

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	Yes
Distance to closest port : St. Paul	45.3 miles
Distance to closest International Airport	MSP 50 miles
Distance to local/regional airport	14.4 miles
Runway length: Rush City	4397 feet
Navigational Aids	GPS & ADF

Rail Access Contact Information and Service Description

Name of Contact	Monique Hollands
Company	St. Croix Valley Railroad
Address	28997 255th Ave SW
City / State / Zip	Crookston, MN 56716
Phone	218-281-4704 Ext 4 or Fax 218-281-1713
E-Mail	
Description:	Shortline service connecting with Burlington Northern
Nearest Intermodal Facility:	None miles



VII. UTILITY SERVICES

Electric Power Providers and Service Description

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Contact Name	John Bosman
Company	East Central Energy
Address	4120 No. Main P O Box 39
City / State / Zip	Braham, MN 55006
Phone	1-800-254-7944 ext 2016 Direct: 763-691-2016
E-Mail	john.bosman@ecemn.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	12.4/7.2 KV
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	Yes
What is the approximate distance to the nearest substation servicing this site?	2.5 miles
Is there a potential for dual feed to the site from two different substations?	Yes
What is the largest demand that can be served at this site using existing system?	4000 kW

Natural Gas Providers and Service Description

Contact Name	Michael Mayerchak
Company	Xcel Energy
Address	5363 260th St. N.
City / State / Zip	Wyoming, MN 55092
Phone	651-462-6204
E-Mail	michael.s.mayerchak@xcelenergy.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	2 inches
Line Capacity	Can meet customer needs MCF/hour
Pressure (PSI)	10.75 PSI

Municipal Water Provider and Service Description

Contact Name	Mark Petsche
Municipality	North Branch Water & Light
Address	6388 Maple Street
City / State / Zip	North Branch, MN 55056
Phone	651-674-7100
E-Mail	nbwlmark@windstream.net

Contact Name	Mark Petsche
Municipality	North Branch Water & Light

Head pressure at closest hydrant	48 PSI
Flow rate at nearest hydrant	2,302 GPM
Attach chemical profile of water	Yes, attached
Is water from surface or ground water source?	Ground Water
Is water source part of looped system with feed from two sources?	Not at present
Any planned upgrades, if so, when?	As Required
What will be the incremental capacity?	N/A
Will redundancy or loop be added?	As Required



Municipal Sanitary Sewer Provider and Service Description
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Contact Name	Bridgitte Konrad	Sewer line in place near/at site?	Yes
Municipality	City of North Branch	Diameter of line at site	8 inches
Address	6408 Elm St. P O Box 910	Size of sewer main in public right-of-way?	18 inches
City / State / Zip	North Branch, MN 55056	Depth of sewer in public right-of-way?	20 feet
Phone	651-674-8113	Any special pretreatment	No
E-Mail	bridgittek@ci.north-branch.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	No

Municipal Storm Sewer Service Description/Requirements
Based on City Engineer input:

Contact Name	Bridgitte Konrad	Capacity of sewer during 5-year storm event	N/A CFS
Municipality	City of North Branch	Capacity of sewer during 10-year storm event	7 CFS
Address	6408 Elm St. P O Box 910	Capacity of sewer during 20-year storm event	N/A CFS
City / State / Zip	North Branch, MN 55056	Note: Ponding Designed to 100 year event	
Phone	651-674-8113		
E-Mail	bridgittek@ci.north-branch.mn.us		
Any additional storm water treatment or rate of discharge control required for this site?			Generally No
If yes, describe treatment/control required: Dependent on any unusual specific requirements			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	Yes, constr complete & closed out
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes, was executed during constr
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	Yes

Telecommunications Providers and Service Description

Contact Name	Roger Blankenship / Curt Olson / Brian Hanson		
Company	Centurylink / Windstream NorthStar LLC / Midcontinent Communications		
Address	425 Monroe St. / 110 Oak Ave N. / 3901 N Louise Ave		
City / State / Zip	Anoka, MN 55303 / Annandale, MN 55302 / Sioux Falls, SD 57107		
Phone	763-712-5008 / 320-274-1176 / 605-274-2000		
E-Mail	roger.blankenship@centurylink.com /		
Is there telecommunications service currently available at the site?	Yes / Yes		
Does the site have broadband service?	Yes / Yes		
If there is broadband service, what is the upstream band width?	12 Mbps / 768 up		
What is the downstream band width?	1 Mbps / 12meg down Plain BB DSL		
What is the type of delivery medium (copper, fiber optics, etc.)	copper / copper(fiber if wanted)		
If service not available, how soon could it be installed?	3 to 5 weeks		

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: _____

Name: Richard Hill	Title: Finance Director	Organization: City of North Branch	12/22/2015
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